



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: March 8, 2011

REPORT NO: 103

ATTENTION: Park and Recreation Board  
Agenda of March 17, 2011

SUBJECT: Palisades Park Comfort Station Design

SUMMARY: Should the Park and Recreation Board approve the Design of the Palisades Park Comfort Station?

Director's Recommendation - Approve the Design

Other Recommendations –

- Pacific Beach Planning Group on January 26, 2011
- Design Review Committee on March 9, 2011

Fiscal Impact – The total project cost is estimated at \$543,000. The funding consists of the following fund sources: Development Impact Fees \$300,000; ADA Annual Allocation (Capital Outlay) \$45,000. The \$198,000 is unidentified at this time.

Water and Energy Conservation Status - The construction plans will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental Status – The City of San Diego, as a lead agency under CEQA, is preparing the required environmental documents covering this activity.

### BACKGROUND

The existing comfort station was built in the 1970's and is in need of repair and upgrades to meet Federal American with Disabilities Act (ADA) standards. The ADA upgrade cannot be accomplished without total replacement of the existing facility.

### DISCUSSION

Due to the age of the facility, repairs and upgrades to the current standards is not economically feasible. The new comfort station will provide four (4) unisex stalls, one (1) of which will be accessible. Two (2) lavatories and two (2) drinking fountains will be also installed. An accessible path of travel to and from the adjacent street will be provided.

The proposed design was selected by the Pacific Beach Planning Group subcommittee after several on-site meetings with staff and the design consultant. The new comfort station will be constructed at the location of the existing facility. Issues discussed and resolved through the collaboration effort with the community included ventilation, color scheme, building size, graffiti and vandalism proofing, individual stalls vs. common area style, roof accessibility and overall visual character.

The subcommittee recommendation was presented to the Pacific Beach Planning Group on January 26, 2011, and the project design "Option C" with modifications (proposed design) was approved. The modifications included: redesign of the roof shape from a complete oval shape to a boat shape with a straight east side edge, shortening of the cantilever section of the roof allowing less view obstruction to residents, switching the roof material from timber to standing seam metal roofing then to corrugated metal roof with the high/low grooves filled in with concrete to discourage standing and walking, eliminating the parapet to discourage people from sheltering behind it, incorporating river rock in retaining wall facing and lower vertical surfaces in lieu of plain concrete, switching door material from metal to reinforced fiberglass to resist vandalism and to reduce slamming door noise and creation of 5 to 8-foot wide landscape buffer zone along the northern building elevation to discourage roof accessibility.

Staff will present a verbal report on the outcome of the Design Review Committee meeting as the meeting occurred after preparation of this report.

#### ALTERNATIVE

1. Approve the design with modifications
2. Do not approve the design

Respectfully Submitted,

Darren Greenhalgh  
Deputy Director

DG/jd

Attachment: Palisades Park Comfort Station Design  
Palisades Park General Development Plan